



AGENDA

Meeting Location:

Sloat Room—Atrium Building
99 W. 10th Avenue
Eugene, OR 97401

Phone: 541-682-5481
www.eugene-or.gov/pc

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours notice. To arrange for these services, contact the Planning Division at 541-682-5675.

MONDAY, JANUARY 6, 2014 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)

11:30 a.m. I. PUBLIC COMMENT

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

11:40 a.m. II. ENVISION EUGENE: EMPLOYMENT AND INDUSTRIAL LANDS - DELIBERATIONS

Staff: Terri Harding, 541-682-5635

Staff: Zach Galloway, 541-682-5485

1:15 p.m. III. ITEMS FROM COMMISSION AND STAFF

- A. Other Items from Staff
- B. Other Items from Commission
- C. Learning: How are we doing?

Commissioners: Steven Baker; John Barofsky; Jonathan Belcher; Rick Duncan; John Jaworski (Vice-Chair); Jeffery Mills; William Randall (Chair)

AGENDA ITEM SUMMARY
January 6, 2014

To: Eugene Planning Commission

From: Terri Harding, Planning Division
Zach Galloway, Planning Division
Katharine Kappa, Building and Permit Services Division

Subject: Deliberations: Envision Eugene Implementation
Employment + Industrial Zone Changes and Code Amendments

ISSUE STATEMENT

This work session is an opportunity for the Planning Commission to complete deliberations on the proposed Employment and Industrial Zone Changes and Code Amendments, which implement strategies under the Economic Opportunity and Compact Development pillars of Envision Eugene. The proposed zone changes and code amendments are intended to:

- 1) Create more business and job development opportunities in those areas designated Campus Industrial through the E-1 zone;
- 2) Provide commercial-industrial zone flexibility and consistent standards in the West Eugene Study Area through application of the E-2 and C-2 zones; and
- 3) Update the I-2 and I-3 zones to better meet the purpose of the zones and the goals of Envision Eugene.

The Planning Commission held a public hearing on the zone changes and code amendments on November 5th and convened for deliberations on November 18th and December 2nd. The following summarizes decisions made by the Commission during these deliberation sessions, and then addresses each outstanding issue raised by Commissioners or the public in prior testimony. Following the completion of Planning Commission deliberations, Planning staff will forward these recommendations to the City Council.

SUMMARY OF PLANNING COMMISSION DIRECTION TO DATE

The following table summarizes the issues on which the Commission gave formal direction during the November 18th and December 2nd deliberation sessions.

Topic	Staff Proposal	PC Direction on staff proposal
Church, Synagogue, & Temple	Remain conditional in E-1 if already approved through a CUP.	Approved
Ballet, Dance, Martial Arts, & Gymnastics	Retain as conditional use in E-1 and I-2.	Approved, but apply a <i>revised</i> note (6).
Handcraft Industry, small scale manufacturing	Remove from use table as a clean-up item, because the use is an unnecessary subcategory of manufacturing uses that are listed elsewhere in the use table.	Approved
Hotel as permitted use in E-1	Do not add Hotels as a permitted use in E-1.	Approved
Theater, Live Entertainment	Retain as conditional use in E-1 and I-2, with note (6).	Approved
E-2 Siting Criteria	Revise to make future application of the zone more flexible by allowing sites with frontage on an arterial <i>or</i> adjacency to E-2 or C-2.	Approved
Manufacturing Uses + Performance standards	Two options were proposed to the Commission: Allow the manufacturing uses outright or establish performance standards similar to those in the Commercial zones.	Approved first option: Permit outright.
Language regulating Special Use Limitations	<ol style="list-style-type: none"> 1. Residential standards: place unit behind the main building unless current/ existing siting precludes that placement. 2. 30,000 sq. ft. retail allowance in E-2 along arterial streets. 3. Retail directly related to a primary employment use: allow up to 50% of square footage. 4. Retail independent from the primary employment use 	<ol style="list-style-type: none"> 1. Approved, with addition of effective/ adoption date. 2. Approved. 3. Approved 50% allowance, and revised to limit total square footage not to exceed 30,000 sq. ft. 4. Approved, and revised to ensure allowances for notes 3 and 4 are not combined to exceed 50% of total square footage.

Topic	Staff Proposal	PC Direction on staff proposal
Additional Permitted Uses	Add <i>Boat and Watercraft Sales/Service</i> to E-2.	Approved
Front Yard Setback	E-2 setback responds to LTD's West Eugene EmX project. Proposed setback is 15' (min.) – 25' (max.) along arterial streets.	Approved

KEY ISSUES AND STAFF RECOMMENDATIONS

In response to testimony received and Planning Commission deliberations to date, staff's recommended changes to the draft code are shown in Attachment A – an annotated version 4 of the Employment and Industrial Code Amendments, dated December 20, 2013.

The remaining issues are listed below in the order they appear in Attachment A. The topics include:

1. **Front Yard Setbacks** (Table 9.2460) – Attachment A, pg.11
2. **Outdoor Storage** (Table 9.2461) – Attachment A, pg.14
3. **Drive Throughs** (EC 9.2461(11)) – Attachment A, pg.15
4. **Lot standards + Land Use process** (Table 9.2470) – Attachment A, pg.18
5. **/SR Site Review Overlay** – No Code citation
6. **Site specific zoning requests and Siting Requirements** (EC 9.2430) – Attachment A, pg. 4

Each issue is described below with a summary of testimony received on the topic and staff's recommended course of action.

1. **Front Yard Setbacks** (Table 9.2460) – Attachment A, pg. 11

E-1 Front Yard Setback

Staff recommends a proposed E-1 minimum front yard setback at 20 feet, reduced from the current 30 feet. This is proposed for several reasons. First, this is an attempt to find balance between a pedestrian friendly and transit supportive street and adequate planting area for large trees along the street. Planning staff arrived at this proposal after reviewing the current right of way widths in the three E-1 areas and considering the impact of allowing visitor parking in front of the buildings.

In the case of Chad Drive, there is approximately 10 feet between the sidewalk and right of way line along segments of the street with curbside sidewalks, which means the walking distance from the sidewalk to the front door of new buildings will be at least 30 feet with a 20 foot setback requirement. The addition of front parking increases this distance to roughly 70 feet. With a 30 foot front setback requirement that walking distance increases to 80 feet, and could be bigger as there is no maximum setback in the E-1 zone. Chad Drive is recommended for future EmX service in the current TransPlan.

2. Outdoor Storage (Table 9.2461) – Attachment A, pg. 14

Planning staff has heard the concerns about allowing outdoor storage in E-1 and the potential for associated noise and visual impacts. Outdoor storage is currently prohibited in the I-1 zone. The current proposal – shown as 1 on the graphic below – allows outdoor storage and requires that it meet the same setbacks as on-site buildings, but screening requirements are imposed to maintain the intended campus character. Other options that could be incorporated into the



code amendments might include (2) increasing the front setback so storage areas are not closer to the street than the building, (3) siting the storage area behind the building and not in view from the street, (4) effectively prohibit storage areas abutting residential zones by increasing the setback for outdoor storage areas, or (5) maintain the prohibition on outdoor storage.

3. Drive-Throughs (EC 9.2461(11)) – Attachment A, pg. 15

The Commission requested an explanation of the varying regulations affecting drive-throughs in the Employment and Industrial zones. In order to limit the retail traffic that could spill over from adjacent arterial streets and detract from the intended campus setting, drive-throughs are prohibited for eating and drinking establishments in the E-1 Campus Employment zones. Drive-throughs are allowed for any use in the E-2 Mixed Use Employment zone. This allowance recognizes the application of this zone along arterial streets and anticipated retail development.

For reasons similar to those affecting the E-1 zone, drive-throughs are prohibited in I-2. This zone is intended to maintain a light medium industrial character. The proposed changes do allow retail commercial uses in I-2 where properties have frontage on an arterial street, but

that is intended to be small scale and serve the immediate surrounding area. Drive-through uses, especially restaurants, are often attractors and consume more land due to required drive aisles and turning movements. Lastly, the Commission raised the unintended consequence of this prohibition affecting industrial users that operate drive-through loading docks or bays. Planning staff has discussed this issue with Land Use staff, and we have confirmed that the proposed prohibition does not affect loading and delivery bays, scales, etc. for industrial operators.

4. Lot standards + Land Use process (Table 9.2470) – Attachment A, pg. 18

Site Review

Steve Bennett raised the issue of minimum lot size standards in the E-1 zone and requested that staff consider simplifying the existing regulations by allowing a 2 acre minimum lot size, without the Site Review requirement prior to subdivision. The Site Review requirement only applies to parcels greater than 10 acres, and it does not preclude subdivision to the current 2 acre minimum lot size. Staff agrees with this proposed change, as the 10 acre trigger applies to only a fraction of properties in the Campus Employment zone; the remaining vacant parcels have been previously subdivided into lots of 10 acres or smaller. The following table summarizes the existing lots over 10 acres in each campus employment area.

E-1 Area	Total Lots	Total Lots >10 acres	Notes
Chad Drive	24	3	1 of 3 developed
Greenhill Tech Park	27	5	2 of 5 developed
Willow Creek	15	4	All Hynix site, wetland constraints.

The original intent of the Site Review process in the I-1 zone was to ensure adequate consideration of access management, new public streets, and compatibility between zones as these areas were subdivided. The topics originally subject to review only through the Site Review process have since been codified (access management), no longer apply (public streets are constructed), or are part of adoption of the current proposals (compatibility standards between zones). The /SR Site Review overlay does not provide any protection against subdivision of a parent tract down to the 2 acre minimum lot size.

Industrial Lands Inventory

The related question of Campus Employment lot sizes and how it relates to urban growth boundary (UGB) expansion was raised by Commissioners. The current Envision Eugene industrial land inventory shows a need for industrial lots in four acreage ranges: 10-20 acres, 20-50 acres, 50-75 acres, and over 75 acres. Within the UGB, there are four Campus Employment sites included in the buildable land inventory, three in the 10-20 acre range and one in the 20-50 acre range. Under current code, these sites can be subdivided to a 2 acre minimum lot size. While in some circumstances, it may be appropriate to have a larger minimum lot size, staff does not support it in this situation. This is primarily based on the expertise of local real estate professionals who have questioned a larger minimum lot size

because the market demand for larger lots is lacking in these particular locations. For example, although the VA Clinic needed an approximately 15 acre site, the anticipated future support businesses will have smaller site demands.

Staff agrees that the UGB expansion area will need standards and policies to reserve large lots for use by the targeted industries that need them. In this case however, staff recommends ongoing monitoring of the industrial land supply to gain a better understanding of how many and in what locations 10-20 acre industrial sites are needed.

The smallest industrial sites in our inventory, many under an acre in size, are located in West Eugene. These areas were identified by the Technical Resource Group as study areas for commercial or mixed commercial-industrial use, and are proposed for the E-2 or C-2 zone as part of this project. Consistent zoning in west Eugene will allow easier site consolidation. Small industrial sites are also being analyzed for reuse through the brownfield inventory and assessment project.

5. /SR Site Review Overlay – No Code citation

Guard Publishing requested lifting the /SR Site Review overlay from its properties on Chad Drive. As noted in the previous topic item, staff agrees that the original intent of the /SR overlay has been addressed; therefore, staff recommends removing the /SR overlay in the Chad Drive E-1 area.

6. Site specific zoning requests and Siting Requirements (EC 9.2430) – Attachment A, pg. 4

Arlie and Company requested rezoning of a parcel on West 11th from I-2 to E-2 or revising the E-2 siting criteria to allow a future rezone request of their property west of Beltline. Staff recommends revising the siting criteria as proposed on page 4 of Attachment A, which would allow Arlie to submit a zone change request from I-2 to E-2 separate from the Envision Eugene efficiency package.

Commissioners inquired about how the city would evaluate future, private applications for zone changes to E-2 Mixed Use Employment outside the current project boundary, specifically in the Willow Creek basin. The first consideration in any zone change application is consistency between the Metro Plan diagram and the proposed zone. In this case, the E-2 Mixed Use Employment zone can only be applied in the Light-Medium Industrial plan designation area. The properties near the intersection of Willow Creek Road and West 11th Avenue currently are designated Light-Medium Industrial and zoned I-2 Light-Medium Industrial, thereby addressing the first requirement.

For properties in this vicinity, the other siting criteria could be fulfilled. However, in order to establish the E-2 zone, the property with frontage along West 11th Avenue would first need to go through the zone change process to E-2. Once established along the arterial street, the contiguous properties south of the initial parcel with frontage could meet the second siting

criterion and the E-2 zone could expand southward along Willow Creek Road. However, without frontage on an arterial street (Willow Creek or W. 11th Avenue), the 30,000 square foot retail allowance in E-2 would not be permitted. Instead, property owners may seek the E-2 zone because it allows a broader range of uses than I-2, such as medical and professional offices, hotels, entertainment and recreation uses.

After consideration of the proposed siting criterion – “Area is characterized by a mix of industrial and commercial development.” – Planning staff determined that (1) it was not clear and objective and (2) it added little value beyond the other criteria. As described above, there are already locational limitations at play; these include the plan designation, and required frontage on an arterial street or contiguity to the C-2 or E-2 zone. Staff recommends deleting the siting criterion requiring a mix of industrial and commercial uses, and using the other criteria to guide application of the E-2 zone.

ATTACHMENTS

- A. Annotated Guide to the Employment and Industrial Zone Code Amendments (V4, 12.20.13)
The fourth version of the proposed Code Amendments reflect revisions made to the prior draft to respond to public testimony and Planning Commission direction through the December 2, 2013, deliberation session.

FOR MORE INFORMATION

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www.envisioneugene.org > implementation projects > economic development strategies

Planning Commission: Annotated E + I Zone Code Amendments

Legend

BLACK Boxes and Brackets: 10.28.13 AIS Highlight of a proposed Code section.

RED Boxes and Brackets: Version 4 (V4) includes proposed edits to the Code section based on Planning Commission direction received through the 12.02.13 deliberations and items not yet resolved from version 3.

Definitions

9.0500 Definitions. As used in this land use code, unless the context requires otherwise, the following words and phrases mean:

...

Recycling – Deconstruction, Reuse, Resale. A facility that takes in common household goods or home furnishings, and then disassembles or repurposes the products for reuse or resale. Compared to traditional manufacturing uses, this use does not utilize raw materials, is not reliant upon national rail or truck shipping routes, and conducts the majority of operations indoors.

...

Wholesale. Establishments engaged in receipt, storage, and distribution of goods by truck, rail, or air to retailers and other wholesale vendors, but do not involve direct sale to the public.

...

Defining uses for
(1) an evolving
green industry and
(2) clarifying an
existing use that in
the past has
created difficult
case-by-case
interpretations.

Legal Nonconforming Situations

...

9.1240 **Legal Pre-Existing Uses.** The uses listed in Table 9.1240 Legal Pre-Existing Uses shall be considered to be pre-existing uses. These uses may continue, and are not subject to the provisions of sections 9.1200 through 9.1230. Determinations as to whether a particular use qualifies as a pre-existing use shall be made by the planning commission.

Table 9.1240 Legal Pre-Existing Uses

R-1 Low-Density Residential R-2 Medium-Density Residential	Nursing Home	Limited to those in existence on August 1, 2001
R-1 Low-Density Residential	Theater, Live Entertainment	Limited to those in existence on April 27, 1987 and operated by a non-profit organization
R-1 Low-Density Residential	Equestrian Academy and Stable	Limited to those in existence on August 1, 2001
R-1 Low-Density Residential	Equestrian Trail	Limited to those in existence on August 1, 2001
R-1 Low-Density Residential	Golf Course	Limited to those in existence on August 1, 2001
E-1 Campus Employment	Church, Synagogue, and Temple, including associated residential structures for religious personnel	Limited to those in existence or permitted by an approved CUP on [INSERT ADOPTION DATE]

V3: Add "Church, etc." as Legal Pre-Existing Use to ensure those entities with permits are allowed to move forward with future development. Conditional use for those permitted at the time of code adoption.

Employment and Industrial Zones

- 9.2400 Purpose of E-1 Campus Employment Zone.** The purpose of the E-1 Campus Employment zone is to implement the Campus Industrial designation of the Metro Plan by providing large areas for a variety of light industrial and office-based scientific, medical, research and development, or other professional firms to locate in a campus-like setting. In general, this zone is designed for firms that will help achieve economic diversification objectives and that typically have a large number of employees per acre, or high employment density. The activities of such firms do not generate offensive external impacts and usually do not tolerate substantial noise, pollution, or vibration from surrounding uses. The “campus” setting is characterized by enhanced landscaping, pedestrian amenities, and unique architectural design. Provision is also made for small- -scale complementary commercial uses that primarily serve employees in the area and are preferably part of a mixed-use development.
- 9.2405 Purpose of E-2 Mixed Use Employment Zone.** The purpose of the E-2 Mixed Use Employment zone is to implement the Light-Medium Industrial designation of Metro Plan by providing areas for a mixture of compatible employment opportunities – both industrial, office, and commercial – that benefit from multi-modal transportation access. The zone is generally sited along key transit corridors with existing commercial and industrial businesses. It is intended to provide a wide range of permitted uses, while creating a transit-supportive, pedestrian friendly corridor.
- 9.2410 Purpose of I-2 Light-Medium Industrial Zone.** The purpose of the I-2 Light-Medium Industrial zone is to implement the Light-Medium Industrial designation of the Metro Plan by providing areas to serve a wide variety of manufacturing and other industrial activities with controlled external impacts in locations designated for Light-Medium Industrial in the Metro Plan. These types of industries are often involved in the secondary processing of materials into components, the assembly of components into finished products, transportation, communication and utilities, wholesaling, and warehousing. The external impact from these uses is generally less than Heavy Industrial, and transportation needs are often met by truck. Activities are generally located indoors, although there may be some outdoor storage. Supporting offices and small-scale commercial uses that serve employees in the immediate area are permitted.
- 9.2420 Purpose of I-3 Heavy Industrial Zone.** The purpose of the I-3 Heavy Industrial zone is to implement the Metro Plan by providing areas to serve a range of manufacturing uses including those involved in the processing of large volumes of raw materials into refined products and/or industrial uses that have significant external impacts. In general, these areas are designated for heavy industry in the Metro Plan. Heavy industrial uses often have transportation needs that include both rail and truck. Less intensive industrial uses that are permitted in the Light-Medium Industrial zone are also permitted.
- 9.2430 Employment and Industrial Zone Siting Requirements.** In addition to the approval criteria in EC 9.8865 Zone Change Approval Criteria, the following siting requirements apply:

(1) **E-1 Campus Employment.** This zone is limited to areas designated Campus Industrial in the Metro Plan.

(2) **E-2 Mixed Use Employment.** This zone is limited to areas designated Light-Medium Industrial in the Metro Plan and **those that meet (a) and either (a) or (b) of the following minimum siting requirements:**

- (a) ~~Area is characterized by a mix of industrial and commercial development.~~
- (a) Property has frontage on an arterial street.
- (b) Contiguous to parcels currently zoned E-2 or C-2 Community Commercial.

I-2 Light-Medium Industrial. This zone is limited to areas designated Light-Medium Industrial in the Metro Plan and those that meet all of the following minimum siting requirements:

- (a) Access to arterial streets without undue negative impact on residential streets.
- (b) No more than 5 acres.
- (c) Sufficient street frontage to accommodate structures, parking, and access in character with adjacent non-industrial properties.

I-3 Heavy Industrial. This zone is limited to areas designated either Heavy Industrial or Special Heavy Industrial in the Metro Plan.

Employment and Industrial Zone Land Use and Permit Requirements. The following Table 9.2450 Employment and Industrial Zone Land Use and Permit Requirements identifies those uses in the Industrial Zones that are:

- (P) Permitted.
- (S) Permitted, subject to an approved site review plan or an approved final planned unit development.
- (C) Subject to a conditional use permit or an approved final planned unit development.
- (S) Permitted, subject to the Special Development Standards for Certain beginning at EC 9.5000.
- (#) The numbers in () in the table are uses that have special use limitations are described in EC 9.2451.

The examples listed in Table 9.2450 are for informational purposes and are not exclusive. Table 9.2450 does not indicate uses subject to Standards Review. Applicability of Standards Review procedures is set out at EC 9.846.

Permitted Uses in E-2 are largely a merger of existing I-2 and C-4 zones. Intent to avoid non-conformities.

Table 9.2450 Employment and Industrial Zone Land Use and Permit Requirements

	E-1	E-2	I-2	I-3
Accessory Uses				
Accessory Uses. <u>Examples</u> include administration offices, and storage and distribution incidental to the primary use of the site.	P	P	P	P
Agricultural, Resource Production and Extraction				
Horticultural Uses. <u>Examples</u> include field crops, orchards, berries, and nursery or flower stock.		P	P	P
Mineral Resource Mining, Recovery, Stockpiling, Processing (excluding smelter or ore reduction)			SR	SR

V3: Changes increase potential future applications of the E-2 zone. Set the stage for future applications along similar commercial/industrial corridors.

V4: Deletion of the siting requirement removes perceived ambiguities that it was not clear and objective. The end result should be little altered due to the site limitation posed by the Light-Medium Industrial plan designation.

Table 9.2450 Employment and Industrial Zone Land Use and Permit Requirements

	E-1	E-2	I-2	I-3
Eating and Drinking Establishments				
Bar and Tavern	P(4)	P(2)	P(4)	
Delicatessen	P(4)	P(2)	P(4)	
Restaurant	P(4)	P(2)	P(4)	
Specialty Food and Beverage. Examples include bagel, candy, coffee, donut, and ice cream stores.	P(4)	P(2)	P(4)	
Education, Cultural, Religious, Social and Fraternal				
Artist Gallery/Studio		P	P	P
Ballet, Dance, Martial Arts, and Gymnastic School/Academy/Studio	C(6)	P	C(6)	
Church, Synagogue, and Temple, including associated residential structures for religious personnel, in existence or permitted by an approved CUP by [INSERT ADOPTION DATE].	C			
Church, Synagogue, and Temple, including associated residential structures for religious personnel		P		
Club and Lodge of State or National Organization		P	P	P
Library	P	P		
Museum	P	P		
School, Business or Specialized Educational Training (excludes driver instruction)	P	P	P	P
School, Driving (including use of motor vehicles)			P	P
Entertainment and Recreation				
Amusement Center (Arcade, pool tables, etc.)		P(2)		
Athletic Facility and Sports Club	P(4)	P(2)		
Bowling alley		P(2)		
Golf Course, Miniature Indoor and Outdoor		P(2)		
Race Track, including drag strip and go-cart tracks			C	C
Theater, Live Entertainment	C(6)	P(2)	C(6)	
Theater, Motion Picture		P(2)		
Financial Services				
Automated Teller Machine (ATM)	P	P	P	P
Bank, Savings and Loan Office, Credit Union	P(4)	P(2)	P(4)	
Government				
Government Services, not specifically listed in this or any other uses and permit requirements table. An example could include: a fire station.	P	P	P	P
Information Technology Services				
Computer Networking (includes services and technical support center)	P	P	P	
E-commerce (includes call centers, online sales & shipping, and business-to-business services)	P	P	P	
Internet and Web Site (includes services and technical support center)	P	P	P	
Software Development (includes services and technical support center)	P	P	P	
Lodging				
Homeless Shelter in Existence as of January 1, 1984 (See EC 9.5300)				S

V4: Retain "Ballet, etc." as conditional, but limit to existing buildings.

V3: Retain "Church, etc." as Conditional use for those permitted at the time of code adoption.

V4: Retain "Theater" as conditional in zones I-2 and E-1 with req. to use existing structures.

Table 9.2450 Employment and Industrial Zone Land Use and Permit Requirements				
	E-1	E-2	I-2	I-3
Homeless Shelter Not in Existence as of January 1, 1984		C	C	C
Hotel, Motel, and similar business providing overnight accommodations		P		
Manufacturing (Includes processing, assembling, packaging, and repairing)				
Apparel, Clothing, and other finished products made from fabrics, wool, yarn and similar materials	P	P	P	P
Asphalt Mixing and Batching/Concrete Mixing and Batching			SR	SR
Chemical, Drug, Cosmetics, and Related Products	P	P	P	P
Cleaning and Dyeing Plant		P	P	P
Concrete, Gypsum, and Plaster Products		P	P	P
Contractor's Storage Yard		P	P	P
Electronic and Communication Components, Systems, Equipment, and Supplies, includes computers and semi-conductors	P	P	P	P
Explosives, includes manufacturing				C
Food and Beverage Products	P	P	P	P
Furniture and Fixtures		P	P	P
Glass Products		P	P	P
Leather Products		P	P	P
Lumber and Wood Products		P	P	P
Machinery		P	P	P
Measuring, analyzing, and controlling instruments and time pieces	P	P	P	P
Metal Products Fabrication, machine/welding shops(no blast furnaces)		P	P	P
Motion Picture Production, Distribution, and Allied Services	P	P	P	P
Motor Vehicles and Transportation Equipment		P	P	P
Paints and Allied Products		P	P	P
Paper and Allied Products		P	P	P
Photographic and Copying Equipment	P	P	P	P
Precision Testing, Medical, Optical, Surgical, and Dental Goods	P	P	P	P
Recycling – Deconstruction, Reuse, Resale	P	P	P	
Recycling – composting, facilities requiring DEQ permit		P	P	P
Recycling – large collection facility				P
Recycling – reverse vending machine		P	P	P
Recycling – scrap and dismantling yard (includes vehicle wrecking and salvage)				P
Recycling – small collection facility (See EC 9.5650)		S	S	P
Rubber and Plastic Products		P	P	P
Signs and Advertising Displays		P	P	P
Slaughterhouse and Rendering Plant (indoor only)				P
Stone, Cut Stone, and Clay Products		P	P	P
Textiles		P	P	P
Medical, Health, and Correctional Services				
Blood bank		P		
Correctional Facility, excluding Residential Treatment Center	C	C	C	C

V4: The Planning Commission preferred these uses be permitted without performance standards.

Table 9.2450 Employment and Industrial Zone Land Use and Permit Requirements				
	E-1	E-2	I-2	I-3
Clinic or other Medical Health Treatment Facility (including mental health)	P	P		
Drug Treatment Clinic - Non-Residential	P(5)	P(5)	P(5)	
Hospital	P	P		
Laboratory, includes medical, dental, and x-ray. In the E-1 zone, the use shall directly serve manufacturers, or other industrial or commercial enterprises, but exclude services offered on premises to the general public other than on an incidental basis.	P	P		
Residential Treatment Center	C	C		
Motor Vehicle Related Uses				
Car Wash		P(2)		
Motor vehicle Sales/Rental/Service, excluding recreational vehicles and heavy trucks		P	P	
Motorcycle Sales/Rental/Service		P		
Parking Area not directly related to a primary use on the same development site	P		P	P
Parts Store		P(2)		
Recreational Vehicle and Heavy Truck, Sales/Rental/Service		P(2)	P	P
Repair, includes paint and body shop		P(2)	P	P
Service Station, includes quick servicing --Only permitted if property is located over one-half mile by motor vehicle travel from commercially zoned land.		P(2)	P	P
Structured Parking, up to two levels not directly related to a primary use on the same development site	P	P	P	
Structured Parking, three or more levels not directly related to a primary use on the same development site	P	P	P	
Tires, Sales/Service		P(2)	P	P
Transit, Neighborhood Improvement	P	P	P	P
Transit Park and Ride, Major or Minor	P	P	P	P
Transit Station, Major or Minor	P	P	P	P
Trucking Terminal			P	P
Office Uses				
Administrative, General, and Professional Offices	P	P		
Scientific and Educational Research Center	P	P	P	P
Personal Services				
Barber, Beauty, Nail, Tanning Shop	P(4)	P(2)	P(4)	
Day Care Facility (Not associated with a residence)	P(4)	P(2)	P(4)	
Dry Cleaner	P(4)	P(2)		
Film, drop-off/ pick-up	P(4)	P(2)		
Locksmith shop	P(4)	P(2)	P	
Laundromat	P(4)	P(2)		
Mailing and Package service	P(4)	P(2)	P	
Shoe repair shop	P(4)	P(2)	P	
Tailor shop	P(4)	P(2)		
Residential				
Dwellings				
One-family dwelling	P(1)	P(1)	P(1)	P(1)
Trade (Retail and Wholesale)				
Agricultural Machinery Rental/Sales/Service		P(2)	P	P

Table 9.2450 Employment and Industrial Zone Land Use and Permit Requirements				
	E-1	E-2	I-2	I-3
Appliance Sales/Service		P(2)		
Bicycle Rental/Sales/Service	P(4)	P(2)		
Boat and Watercraft Sales/Service		P(2)	P	P
Book Store	P(4)	P(2)		
Building Materials and Supplies			P	P
Computer Store	P(4)	P(2)		
Convenience Store	P(4)	P(2)	P(4)	
Drug Store (excluding Drug Treatment Center)	P(4)	P(2)		
Electrical Appliances and Supplies	P(4)	P(2)		
Equipment, Light, Rental/Sales/Service		P(2)	P	P
Equipment, Heavy, Rental/Sales/Service- includes truck and tractor sales		P(2)	P	P
Fabric Store		P(2)		
Floor Covering Store		P(2)		
Furniture and Home Furnishings Stores		P(2)		
Garden Supply/Nursery, includes feed and seed store		P(2)	P	
General Merchandise (includes supermarket and department store)		P(2)		
Hardware/Home Improvement Store		P(2)		
Healthcare Equipment and Supplies	P(4)	P(2)		
Liquor Store		P(2)		
Manufactured Dwelling Sales/Service/Repair		P(2)	P	P
Office Equipment and Supplies	P(4)	P(2)		
Plumbing Supplies		P(2)	P	P
Retail trade when secondary, directly related, and limited to products manufactured, repaired, or assembled on the development site	P(3)	P(3)	P(3)	P(3)
Storage Facility, Household/Consumer Goods		P(2)	P	P
Specialty Store (an example includes a gift store)	P(4)	P(2)		
Toy and Hobby Store		P(2)		
Video Store		P(2)		
Wholesale, Warehousing, and Distribution	P	P	P	P
Utilities and Communication				
Amateur Radio Antenna Structure (See EC 9.5050)			S	S
Broadcasting Studio, Commercial and Public Education	P	P	P	
Electrical Substation, must meet landscape standards in EC 9.6210(3) High Screen Landscape Standard (L-3) unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.	P	P	P	P
Fiber Optic Station, must meet landscape standards in EC 9.6210(3) High Screen Landscape Standard (L-3) unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.	SR	P	P	P
Pump Station, well head, non-elevated reservoir, and other water or sewer facilities, must meet landscape standards in EC 9.6210(3) High Screen Landscape Standard (L-3) unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.	SR	P	P	P

Table 9.2450 Employment and Industrial Zone Land Use and Permit Requirements				
	E-1	E-2	I-2	I-3
Telecommunication Tower or Facility (See EC 9.5750)	S	S	S	S
Water Reservoir, elevated above ground level	SR	SR	SR	SR
Other Commercial Services				
Building Maintenance Services	P(4)	P(2)	P	P
Catering Services	P(4)	P(2)		
Crematoria			P	P
Collection Center, Collection of Used Goods (See EC 9.5150)		S	P	P
Garbage Dump, Sanitary Land Fill			C	C
Heliport and Helistop			C	C
Kennel			C	C
Mortuary		P(2)		
Photographers' Studio		P(2)	P(4)	
Picture Framing and Glazing		P(2)	P(4)	
Printing, Blueprinting and Duplicating	P(4)	P(2)	P	P
Publishing Service	P	P(2)	P	P
Temporary Activity (See EC 9.5800)	S	S	S	S
Train Station		P	P	P
Upholstery Shop		P(2)		
Veterinarian Service		P(2)		

V3: Use limitation note (4) removed from "Publishing service" use to address unintended non-conformity of Guard Publishing.

1 9.2451 Special Use Limitations for Table 9.2450.

Special Use Limitation note 1 was viewed by many stakeholders as a significant impediment to development in the zone. Removal will facilitate office development.

14
15
16

V4: Flexibility provided for buildings in existence at the time this Code is adopted.

Allow 30,000 s.f. of retail along arterials, far exceeding current I-2.

V4: PC directed a square footage cap be added to the percent allowance.

V4: Clarifying language was added to ensure the primary use retained dominance on development sites.

~~Office Allowance in I-1. At least fifty percent of a building designed and used primarily for office use shall be occupied by a single tenant. In addition, any office building constructed after August 1, 2001 shall require approval as part of a business park according to site review or planned unit development procedures. At least 50% of the total ground floor area within the business park shall be in industrial use. The total office space, combined with any commercial support services, shall not exceed 50% of the total ground floor area within the business park. (For purposes of this code, the term "industrial use" includes all uses in the categories of "Manufacturing" and "Information Technology Services," and the following uses: laboratory, includes medical, dental and x-ray; broadcasting studio; regional distribution center; printing, blueprinting, and duplicating; and publishing service.) For purposes of inclusion of office space within a business park, industrial square footage existing on August 1, 2001 cannot be included for calculation purposes in business parks unless the industrial square footage was approved and constructed through a site review or planned unit development procedure prior to August 1, 2001.~~

- (1) **Residential standards.** In all employment and industrial zones, one dwelling unit is allowed per development site. That unit may be contained within the primary structure on-site or it may be an external, stand-alone unit that if it meets the following criteria:
- (a) Unit shall not be located between the primary structure and the front property line, **unless development in existence as of [INSERT ADOPTION DATE] precludes compliance.**
 - (b) Unit shall be generally sited behind the primary structure **except where development in existence as of [INSERT ADOPTION DATE] precludes compliance.**

- (2) **Special Allowances for properties with frontage on arterial streets in the E-2 zone.** On lots with frontage on an arterial street, the uses allowed in Table 9.2450 subject to this standard shall be allowed up to 30,000 square feet per development site. This square footage limitation shall apply only to new development, and it shall not preclude reuse of existing buildings.

- (3) **Special Retail Trade Allowance when accessory and directly related to the primary use in the E-1, E-2, I-2, and I-3 zones.** Commercial uses allowed in Table 9.2450 subject to this standard can comprise up to **50 percent** of the total square footage of the primary use on the development site **and shall not exceed 30,000 square feet.** The primary, employment and industrial use must comprise no less than 50 percent of the total square footage.

- (4) **Special Allowances when independent from the primary use in the E-1 and I-2 zones.** These uses shall not exceed the following square footage limitations. **The primary, employment and industrial use must comprise no less than 50 percent of the total square footage.**
- (a) In the E-1 Campus Employment zone, the uses can comprise up to 20 percent of the total square footage of the primary use on a development

V4: To allow the interim use of vacant buildings, PC directed certain non-industrial uses be permitted in existing buildings.

- 1 site. And, no single "Specialty retail" establishment shall exceed 5,000
 2 square feet.
 3 (b) In the I-2 Light Industrial zone, the uses can comprise up to 5,000
 4 square feet on development sites with frontage on an arterial street.
 5 (5) **Drug Treatment Clinic - Non-Residential.** Use is permitted on property
 6 located within a quarter mile of a transit route.
 (6) **Development in Existing buildings.** Theaters with live entertainment **and**
Ballet, Dance, Martial Arts, and Gymnastic School/Academy/Studio are
 conditionally permitted in existing buildings. No new buildings shall
 constructed in the **employment and** industrial zones with the primary purpose
 of live theatrical productions **or Ballet, Dance, Martial Arts, and Gymnastic**
School/Academy/Studio.

Employment and Industrial Zone Development Standards.

- (1) **Intent.** The employment and industrial zone development standards are intended to achieve the following:
 (a) Improve the quality and appearance of business and industrial development in the city.
 (b) Ensure that such development is compatible with adjacent development and is complementary to the community as a whole.
 (c) Encourage crime prevention through environmental design, decrease opportunity for crime, and increase user perception of safety.
 (d) Increase opportunities for use of alternative modes of transportation.
 (e) Regulate the intensity of uses allowed on a site.
 (f) Promote streetscapes that are consistent with the desired character of the various employment and industrial zones.
 (g) Promote safe, attractive, and functional pedestrian circulation systems in employment and industrial areas with high employment densities.
 (2) **Application of Standards.** In addition to applicable provisions contained elsewhere in this land use code, the development standards listed in Table Industrial Zone Development Standards shall apply to employment and industrial zones. In cases of conflict, the standards specifically applicable in employment and industrial

E-1 front yard setback is reduced from 30' to 20' but maintains wide landscaped edge for "campus character."

V3: E-2 setbacks have been increased to respond to W. Eugene EmX designs.

Industrial Zone Development Standards

	E-1	E-2	I-2	I-3
Maximum Building Height (1)	80 feet	80 feet	None	None
Minimum Front Yard Setback (2)(4)				
Frontage on Arterial street	20 feet	15 feet	0 feet	0 feet
Frontage on all other streets	20 feet	5 feet	0 feet	0 feet
Maximum Front Yard Setback				
Frontage on Arterial street		25 feet		
Frontage on all other streets		15 feet		
Minimum Interior Yard Setback				
Abutting any zone except residential or park and open space (2)	0 feet	0 feet	0 feet	0 feet
Abutting residential or park and open space zone (2)	20 feet	20 feet	20 feet	20 feet
Minimum Landscape Standard abutting a residential zone (3)	High Screen	High Screen	High Wall	High Wall
Minimum Landscape Area (3)	20%	10%	Some (3)	Some (3)
On-Site Pedestrian Requirements (5)	Yes	Yes	No	No

Table 9.2460 Employment and Industrial Zone Development Standards				
	E-1	E-2	I-2	I-3
Fences (6)				
Outdoor Storage Areas (7)				
Outdoor Merchandise Display (8)				
Garbage Screening (9)				
Utilities (10)				
Drive Through Facilities (11)				
Delivery and Loading Facilities (12)				

9.2461

Special Development Standards for Table 9.2460.

(1)(c) is a transitional standard that limits bldg. height adjacent to residential zones.

- (1) **Building Height.** Buildings in employment and industrial zones are subject to the general height regulations contained in:
 - (a) EC 9.6715 Height Limitation Areas;
 - (b) EC 9.6720 Height Exceptions for Roof Structures and Architectural Features; and
 - (c) Subject to the limitations in (a) and (b) of this subsection, in the E-1 and E-2 zones, no portion of a building located within 50 feet of a residential zone shall exceed the maximum building height permitted in the abutting residential zone.
- (2) **Exceptions.** Exceptions to the general setbacks stated in Table 9.2460 Employment and Industrial Zone Development Standards are contained in the following:
 - (a) EC 9.6745 Setbacks - Intrusions Permitted.
 - (b) EC 9.6750 Special Setback Standards.
- (3) **Landscape Standards.**
 - (a) Minimum Landscape Area Required.
 1. In E-1, a minimum of 20 percent of the development site shall be landscaped with living plant materials. All required landscaping shall comply with landscape standards beginning at EC 9.6200 Purpose of Landscape Standards. Any required landscape, such as for required front or interior yard setbacks, or off-street parking areas, shall apply toward any development site area landscape requirement.
 2. Minimum landscape area requirements do not apply to developments in I-2 and I-3 zones except as associated with parking lot landscape and off-street loading requirements.
 - (b) Landscaping in Front Yard Setbacks.
 1. In E-1, required front yard setbacks along arterial streets shall be provided with landscaping that complies, at a minimum, with the standards in EC 9.6210(7) Massed Landscape Standard (L-7). Front yard setbacks along collector or local streets shall be provided with landscaping that complies, at a minimum, with the standards in EC 9.6210(1) Basic Landscape Standard (L-1). The required landscaping may be pierced by pedestrian and vehicular access ways.
 2. In the E-2, I-2 and I-3, required front yard setbacks shall be provided with landscaping that complies, at a minimum, with the standards in EC 9.6210(1) Basic Landscape Standard (L-1). The required landscaping may be pierced by pedestrian and vehicular

The L-3 and L-4 standards are transitional standards adjacent to residential zones. Both require canopy trees, and L-3 requires a 6' tall hedgerow in place of the L-4 wall.

access ways.

(c) Landscaping in Interior Yard Setbacks Abutting Residential Zones.

1. In E-1 and E-2, required interior yard setbacks adjacent to a residential zone shall be provided with landscaping that is at least 10 feet in width and complies, at a minimum, with the standards in EC 9.6210(3) High Screen Landscape Standard (L-3).
2. In the I-2 and I-3, required interior yard setbacks adjacent to a residential zone shall be provided with landscaping that is at least 10 feet in width and complies, at a minimum, with the standards in EC 9.6210(4) High Wall Landscape Standard (L-4).

(d) Street Trees. Street tree requirements are specified in EC 7.280 Street Tree Program - Policies, Standards, Procedures.

(4) **Front Yard Setbacks and Building Orientation.** The front yard setbacks stated in Table 9.2460 Employment and Industrial Zone Development Standards, shall apply only to new buildings and any building addition that increases the length of the building facade facing a street by at least 100%. In addition, all new buildings and the portion of the development site specifically affected by the new building are subject to the requirements of this subsection.

- (a) In the E-2 zones, a minimum of 25% of all street facing facades must be built within the specified front yard setback.
- (b) In the E-2 zone, vehicular parking and circulation is not permitted between the street and the portion of the building that is used to comply with this subsection.
- (c) In the E-1 and E-2 zones, buildings fronting on a street must provide a main entrance facing the street on the facade of the building located within the specified front yard setback.
- (d) The requirements of (a) through (c) do not apply to developments in the I-2 and I-3 zones.

The E-2 zone is a mixed commercial and industrial zone. As such, commercial base standards are replicated here to promote pedestrian-friendly site design.

(5) **Pedestrian Circulation.** Pedestrian facilities are required in E-1 and E-2 as specified in EC 9.6730 Pedestrian Circulation On-Site of this land use code. On-site pedestrian facilities are not required in I-2 or I-3, except when uses permitted by EC 9.2451 (2) and (3) are present.

(6) **Fences.**

- (a) Types. The type of fence, wall, or screen used in any situation is limited only by specific requirements stated in the landscape standards beginning at EC 9.6200 Purpose of Landscape Standards. The standards apply to walls, fences, and screens of all types including open, solid, wood, metal, wire, masonry or other material. Use of barbed wire and electric fencing is regulated in EC 6.010(d) Fences. Chain link fencing is prohibited within E-1.
- (b) Location and Heights.
 1. Fences up to 42 inches in height are permitted within the front yard setback.
 2. Fences up to 8 feet high are permitted in the interior yard setbacks.
 3. The height of fences that are not in required setback areas is the

same as the regular height limits of the zone.

4. Fences must meet the standards in EC 9.6780 Vision Clearance Area.

(7) Outdoor Storage Areas.

- (a) Outdoor storage is permitted in all employment and industrial zones. The setback and landscaping standards for outdoor storage areas are stated in Table 9.2461(8) Outdoor Storage and Display-Setbacks and Landscaping.

- (8) Outdoor Merchandise Display.** Outdoor display of goods is permitted in all employment and industrial zones except E-1. The setbacks and landscaping standards for outdoor merchandise display are stated in Table 9.2461(8) Outdoor Storage and Display-Setbacks and Landscaping.

Table 9.2461(9) Outdoor Storage and Display-Setbacks and Landscaping					
		E-1	E-2	I-2	I-3
Outdoor Storage					
Adjacent to a street.	Permitted: Setback: Landscape:	Yes 20 feet Low Screen Landscape Standard – (L-2)	Yes 15 feet Low Screen Landscape Standard – (L-2)	Yes 10 feet High Screen Landscape Standard – (L-3)	Yes 10 feet High Screen Landscape Standard – (L-3)
Adjacent to a commercial or industrial zone.	Permitted: Setback: Landscape:	Yes 10 feet Low Screen Landscape Standard – (L-2)	Yes 10 feet Low Screen Landscape Standard – (L-2)	Yes None Screening Fence Landscape Standard – (L-5)	Yes None None
Adjacent to a residential or park and recreation zone.	Permitted: Setback: Landscape:	Yes 10 feet High Screen Landscape Standard – (L-3)	Yes 10 feet High Screen Landscape Standard – (L-3)	Yes 10 feet High Wall Landscape Standard – (L-4)	Yes 10 feet High Wall Landscape Standard – (L-4)
Outdoor Display					
Adjacent to a street.	Permitted: Setback: Landscape:	No	Yes 10 feet Low Screen Landscape Standard – (L-2)	Yes 10 feet Low Screen Landscape Standard – (L-2)	Yes 10 feet Low Screen Landscape Standard – (L-2)
Adjacent to a commercial or industrial zone.	Permitted: Setback: Landscape:	No	Yes 10 feet Low Screen Landscape Standard – (L-2)	Yes None None	Yes None None
Adjacent to a residential or park and recreation zone.	Permitted:	No	No	No	No

With the proposed allowance of outdoor storage, landscape screening is required to maintain the desired aesthetic in E-1 and E-2. Note that wider setbacks and planting areas are required along the street.

1 (9) **Garbage Screening.** In all zones except I-3 Heavy Industrial, garbage
2 collection areas must be screened so as to meet the standards of subsections
3 (a) and (b) below. Trash receptacles for pedestrian use are exempt from
4 these requirements.

- 5 (a) Required screening shall comply with one of the following:
6 1. EC 9.6210(3) High Screen Landscape Standard (L-3).
7 2. EC 9.6210(4) High Wall Landscape Standard (L-4).
8 3. EC 9.6210(5) Partial Screen Fence Landscape Standard (L-5).
9 (b) Garbage collection areas shall not be located within required setback
10 areas or within required landscape areas associated with parking areas.

11 (10) **Utilities.** Within E-1 Campus Employment and E-2 Mixed Use Employment,
12 all utilities on the development site shall be placed underground, unless
13 adjusted pursuant to the provisions of EC 9.8030(5) of this land use code.
14 Undergrounding of utilities is not required in I-2 and I-3. This provision does
15 not apply to temporary uses on a development site. This requirement is
16 satisfied if the applicant verifies in writing that utilities will be placed
17 underground concurrent with a planned future development to occur within 12
18 months. Exceptions shall be made for such features as pad mounted
19 transformers, switch cabinets, back flow prevention devices and closures
20 needed to safely operate and maintain utility systems.

21 (11) **Drive-Through Facilities.**

22 (a) Application. The following regulations apply to all uses that have drive
23 through facilities including new developments, the addition of drive-
through facilities in existing developments, and the relocation of an
existing drive-through facility.

(b) Exceptions/ Prohibitions. Drive-through facilities for eating and drinking
establishments are not permitted in E-1. Drive-through facilities are not
permitted in I-2 or I-3.

(c) Service Areas Setback and Landscaping. Service areas and stacking
lanes must be set back a minimum of 10 feet from all lot lines. Front
yard setbacks shall be provided with landscaping that complies, at a
minimum, with the standards in EC 9.6210(2) Low Screen Landscape
Standard (L-2). Interior yard setbacks shall be provided with
landscaping that complies, at a minimum, with the standards in EC
9.6210(3) High Screen Landscape Standard (L-3).

(d) Driveway Entrances. All driveway entrances, including stacking lane
entrances, must be at least 100 feet from an intersection, as measured
along the property line from the tangent point of a corner radius and the
closest edge of a driveway.

(e) Pedestrian access in E-1 and E-2. Direct pedestrian access shall be
provided from the public right of way to the primary entrance. Drive
aisles for vehicular circulation are not permitted between the street and
primary entrance.

(f) Stacking Lanes. Design of stacking lanes shall conform with the
requirements of EC 9.6420 Parking Area Standards.

(g) Adjustments. Adjustments to the standards stated in this subsection
may be made based on criteria at EC 9.8030(2) Setback Standards
Adjustment.

(12) **Delivery and Loading Facilities.**

- (a) Delivery and loading areas are not permitted in required setback areas.
(b) On lots abutting parcels zoned for residential development, delivery and

Drive-through
restaurants are
prohibited in E-1
as a means to
maintain the
campus
employment
character.

loading facilities shall be setback a minimum of 20 feet from property lines with required setbacks landscaped to at least the standards in EC 9.6210(4) High Wall Landscape Standard (L-4).

9.2463 Employment and Industrial Zone Development Standards - Large Facilities.

Large Employment Facility standards are modeled after those in the commercial base zones, but tailored to the different context.

Exemption recognizes the architectural reality of large manufacturing and warehouse uses.

Planning Commission direction to allow parking in front of the E-1 bldgs.

- (1) **Description and Purpose.** The purpose of these regulations is to:
 - (a) Improve the appearance and function of large employment developments, while maintaining compatibility with adjacent property.
 - (b) Create an attractive streetscape with a strong building presence on existing and future streets.
 - (c) Support all modes of transportation and improve pedestrian safety, comfort, and convenience.
 - (d) Promote human-scale site and building design with attention paid to visual detail.
- (2) **Application of Standards.** In addition to the standards of EC 9.2460 Employment and Industrial Zone Development Standards, all of the standards in this section apply to any new building in the E-1 Campus Employment and E-2 Mixed Use Employment zones with 25,000 square feet or more of floor area in a permitted employment or industrial use and the portion of the development site specifically affected by the new building.
 - (3) **Exemption.** That portion of a building that contains warehouse and manufacturing space is exempt from subsection (7), below.
 - (4) **Building Entrances.**
 - (a) All building sides that face an adjacent street shall feature at least one customer entrance. **(For examples, see Figure 9.2173(3))**
 - (b) Where a building faces more than two adjacent streets, excluding those with limited access, this requirement shall apply only to two sides of the building.
 - (c) Corner entrances, placed at an angle of up to 45 degrees from the primary street, as measured from the street lot line, may be substituted for separate entrances required under subsection (b), above. **(For examples, see Figure 9.2173(3))**
 - (5) **Off-Street Parking.**
 - (a) In the E-1 Campus Employment zone, a drive aisle and single row of parking may be located between the front façade and the primary adjacent street. Vehicle use area is subject to front setbacks.
 - (6) **On-Site Pedestrian Circulation.** In addition to the standards set forth in EC 9.6730 Pedestrian Circulation On-Site, the following standards shall apply to large facilities:
 - (a) A continuous internal pedestrian walkway, no less than 5 feet in width, shall be provided from the public sidewalks or right-of-way to all customer entrances of all buildings on the development site, and to all public sidewalks and paths abutting the development site.
 - (b) Sidewalks, no less than 5 feet in width, shall be provided along the full length of building walls and shall be located at least 6 feet from the wall of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.
 - (c) All on-site pedestrian walkways located in vehicle use areas shall be distinguished from driving surfaces through the use of durable, low

1 maintenance surface materials such as pavers, bricks, or scored
2 concrete to enhance pedestrian safety and comfort, as well as the
3 attractiveness of the walkways.

4 **(7) Exterior Wall Articulation, Facades, and Ground Floor Windows.**

- 5 (a) Exterior building walls shall not continue along an uninterrupted plane
6 for more than 100 feet. An uninterrupted plane is a wall that has no
7 variation in exterior surface along its length. Except for building walls
8 facing an alley, ground floor facades 100 feet or greater in length,
9 measured horizontally, shall incorporate wall plane projections or
10 recesses having a depth of at least 3 percent of the length of the facade
11 and extending at least 20 percent of the length of the facade. **(For**
12 **examples, see Figure 9.2173(10)(a).)**
- 13 (b) Except for building walls facing an alley, ground floor walls shall contain
14 windows at the ground level. Solid walls are prohibited along street
15 frontages. This standard does not apply to parking structures or the
16 portion of a wall on which a loading dock is located.
- 17 1. General Standard. The windows in any walls that require
18 windows shall occupy at least 50 percent of the length and 25
19 percent of the ground floor wall area. The portion of window area
20 meeting this standard is that located between 4- and 9-feet above
21 finished grade. **(For examples, see Figure 9.2173(10)(c).)**
2. Corner Lots. On corner lots, the general ground floor window
standard stated in subsection (c) must be met on one street
frontage only. On the other street(s), the requirement is ½ of the
general standard. The applicant may choose on which street to
apply the general standard.

Compatibility
measure to
increase
setbacks for
large facilities
adjacent to
residential
zones.

(8) Interior Yard Setbacks from Residential Zoning. Interior yard setbacks
shall be a minimum of 30 feet from abutting residentially zoned lots.

(9) Adjustments. Adjustments to the standards stated in this section may be
made based on criteria at EC 9.8030(31) Large Employment Facilities
Standards Adjustment.

32
33 **9.2470** **Employment and Industrial Zone Lot Standards.** The following Table 9.2470
34 sets forth lot standards within employment and industrial zones. The numbers
35 enclosed within (#) indicate a special standard of EC 9.2471.
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37

1

Table 9.2470 Employment and Industrial Zone Lot Standards				
	E-1	E-2	I-2	I-3
Area Minimum (1)				
All Lots	10 acres prior to site plan approval. 2 acres minimum lot size following site plan approval.	6,000 square feet	6,000 square feet	6,000 square feet
	50 feet	50 feet	50 feet	50 feet
	50 feet	50 feet	50 feet	50 feet
Curved Lot	35 feet	35 feet	35 feet	35 feet
Cul-de-sac Bulb	35 feet	35 feet	35 feet	35 feet
Alley Access	na	na	na	na
Flag Lot				
1 Lot	15 feet	15 feet	15 feet	15 feet
2 to 4 Lots	25 feet	25 feet	25 feet	25 feet
Width Minimum (1)				
Interior Lot	50 feet	50 feet	50 feet	50 feet
Corner Lot	50 feet	50 feet	50 feet	50 feet
Curved Lot	35 feet	35 feet	35 feet	35 feet
Cul-de-sac Bulb	35 feet	35 feet	35 feet	35 feet
Alley Access	50 feet	50 feet	50 feet	50 feet
Flag Lot	40 feet	20 feet	20 feet	20 feet

V3: Proposal to remove large lot requirement and site plan review process is based on analysis of existing lots in Campus Industrial designated areas. These areas have largely been subdivided and roadways extended to serve development.

9.2471 Special Standards for Table 9.2470.

- (1) Lot area, frontage, and width minimums may be adjusted pursuant to the provisions of EC 9.8030(1) of this land use code. Modifications may be approved through a site review or planned unit development. (For planned unit development procedures refer to EC 9.7300 General Overview of Type III Application Procedures and for approval criteria refer to EC 9.8320 Tentative Planned Unit Development Approval Criteria - General.)

Adjustment Review

9.8030 **Adjustment Review - Approval Criteria.** The planning director shall approve, conditionally approve, or deny an adjustment review application. Approval or conditional approval shall be based on compliance with the following applicable criteria.

...

Proposed adjustment criterion refers back to specific intent of EC 9.2463.

(31) Large Employment Facilities Standards Adjustment. Where this land use code provides that the large employment facilities standards may be adjusted, the standards may be adjusted upon finding that the proposed development achieves the purpose of EC 9.2463, in which the specified standard is located, through alternative or innovative design solutions.

Additional Chapter 9 code sections to be amended to refer to new E-1 and E-2 zones (e.g. sign standards, zone change criteria, etc.).